086.0	0005	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,045,500 / 1,045,500
					USE VALUE: 1,045,500 / 1,045,500
					ASSESSED: 1,045,500 / 1,045,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACKSON WILLIAM AUSTIN JR
Owner 2:	JACKSON SARAH W
Owner 3:	
Street 1:	160 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PASCALE ALISA A -
Owner 2:	-
Street 1:	160 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,750 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1882, having primarily Clapboard Exterior and 2033 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9750.000	544,800	1,900	498,800	1,045,500
Total Card	0.224	544,800	1,900	498,800	1,045,500
Total Parcel	0.224	544,800	1,900	498,800	1,045,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.20 | /Parcel: 514.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54764
GIS Ref:
GIS Ref:
Insp Date: 09/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 086.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	544,800	1900	9,750.	498,800	1,045,500	1,045,500	Year End Roll	12/18/2019
2019	101	FV	413,000	2100	9,750.	491,600	906,700	906,700	Year End Roll	1/3/2019
2018	101	FV	353,600	0	9,750.	377,600	731,200	731,200	Year End Roll	12/20/2017
2017	101	FV	353,600	0	9,750.	356,300	709,900	709,900	Year End Roll	1/3/2017
2016	101	FV	353,600	0	9,750.	327,800	681,400	681,400	Year End	1/4/2016
2015	101	FV	329,300	0	10,000.	309,600	638,900	638,900	Year End Roll	12/11/2014
2014	101	FV	329,300	0	10,000.	285,100	614,400	614,400	Year End Roll	12/16/2013
2013	101	FV	329,300	0	10,000.	285,100	614,400	614,400		12/13/2012

!7049!

PRINT

Date	Time
12/10/20	21:43:47

LAST REV

Date	Time
10/02/18	11:09:40

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASCALE ALISA A	46160-160		9/27/2005		555,000	No	No		Corrected Sf to 9750 per Bk 55828 Pg 410. Pla
JUNG RICHARD L	30991-598		12/23/1999		274,500	No	No		
	12828-737		7/17/1975		33,000	No	No		N

USER DEFINED

Prior Id # 1:	54764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1644	Re-Roof	9,000					
11/24/2008	1451	Addition	201,500	O		G10	GR FY10	ENLARGE KIT, BUILD
6/19/2001	414	Re-Roof	4,000	C				
4/1/1992	106		20,000					ADD DECK-REMODEL K

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Meas/Inspect	HS	Hanne S
7/2/2015	MLS	EMK	Ellen K
11/18/2008	Meas/Inspect	163	PATRIOT
1/23/2006	MLS	MM	Mary M
11/2/2000	Hearing N/C	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9750		Sq. Ft.	Site		0	70.	0.73	6									498,751						498,800	

Total AC/HA: 0.22383 | Total SF/SM: 9750 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 498,751 | Spl Credit | Total: 498,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	113250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571038
Depreciation:	26268
Depreciated Total:	544770

COMMENTS

DEMO+ADD IN PROGRESS RECK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

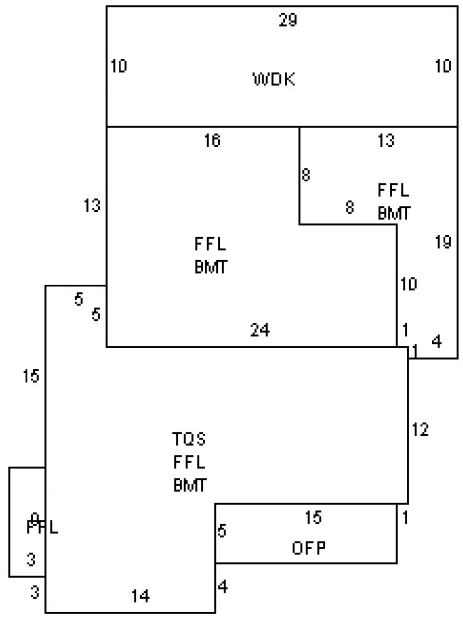
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	212.33
Special Features:	0	Val/Su Net:	185.81
Final Total:	544800	Val/Su SzAd	363.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	175.480	191,978
BMT	Basement	1,067	84.230	89,875
TQS	3/4 Story	406	175.480	71,202
WDK	Deck	290	9.450	2,740
OFP	Open Porch	75	38.500	2,887

Net Sketched Area:	2,932			Total:	358,682
Size Ad	1499.75	Gross Are	3067	FinArea	2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X34	A	AV	2008	3.35	T	8.8	101			1,000			1,000
A2	WOOD SHD	D	Y	1	8X8	A	AV	2008	9.13	T	8.8	101			500			500
19	Patio	D	Y	1	8X8	A	AV	2010	6.00	T	7.2	101			400			400

More:	N	Total Yard Items:	1,900	Total Special Featues:	Total: 1,900